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REGION IX - - COMMUNITY PLANNING AND DEVELOPMENT

DOCUMENTS DEPT.

ENVIRONMENTAL REVIEWS AT THE COMMUNITY LEVEL

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MAY 23 1988

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FORMAT III

SF - City Planning

Project: 88.205EF - 398 Haight Street
Housing Site Acquisition

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May 12, 1988

5/S

FORMAT III

ENVIRONMENTAL ASSESSMENT

PROJECT IDENTIFICATION/CONDITIONS/FINDING

- A. City/County San Francisco
Certifying Officer William Witte - Mayor's Office of Housing (MOHED)
Project Name 88.205EF - 398 Haight Street Housing Site Acquisition
Project Location(s) (major streets, other identification) 398 Haight Street, between Webster and Buchanan Streets.
Assessor's Block 850 / Lot 3E
- B. Lead Agency City and County of San Francisco (M.O.H.E.D.)
Address 100 Larkin Street, San Francisco, CA 94102
Project Representative Joe LaTorre
Telephone Number (415) 558-2881
- C. Project Approval conditions (List all mitigation measures necessary to alleviate adverse environmental impacts. Mitigation measures included here should be included in the project contract as requirements.)
None
- D. Finding: The project will have a significant effect on the human environment yes X no (If "yes" an EIS is required.)
- E. This assessment prepared by Andrea L. Mackenzie
Signature Andrea L. Mackenzie
Title, Agency and Date Federal Environmental Review Coordinator,
San Francisco Dept. of City Planning.
May 12, 1988

ENVIRONMENTAL

ASSESSMENT

PROJECT DATA: 88.205EF - 398 Haight Street Housing Site Acquisition.

Existing Conditions and Trends:

The 4,340 square-foot site lies in an RM-3 (Residential, Mixed Medium Density), 40-foot Height District. Surrounding land uses are residential and mixed commercial/residential. The immediate neighborhood is comprised of predominantly multi-unit residential buildings of three and four stories. A four-story apartment complex operated by the San Francisco Housing Authority borders the site. Commercial land uses occupy several ground floor spaces. These uses include a cleaners, liquor and grocery store.

Other zoning districts in the immediate area include RH-3 (Residential, House Three Family) and NC-2 (Neighborhood Commercial, Small Scale).

The Nightingale House, a City Landmark, is located one block away from the site at 201 Buchanan Street at Waller Street (Assessor's Block 858 / Lot 2).

Project Description (List multi-year activities by year)

The proposed project is the acquisition of a 4,340 square-foot lot with a four-story, twelve-unit residential building. The building has sustained significant fire damage and is presently uninhabitable. The site is currently owned by the Pride Foundation. Housing site acquisition funds would be used to purchase the first deed of trust. Rehabilitation of the residential units would take place in the future. The Tenderloin Neighborhood Development Corporation (TNDC), a non-profit housing corporation, would assume management of the rehabilitated residential building.

The property does not meet the criteria for listing on the National Register of Historic Places.

Estimated total cost of the site acquisition is \$40,000 of Community Development Block Grant Funds.

PROJECT AREA MAPS AND PLANS:

See attachments.

D REF 711.4097 T4135

398 Haight Street
housing site
1988.



COMMUNITY AREA LAND USE STUDY

DUBOCE

COMMUNITY 6 · PLANNING AREA 2

88.205EF - 398 Haight Street
 Housing Site Acquisition
 Assessor's Block 850 / Lot 3E

STATUTORY CHECKLIST*

Checklist of
Applicable
Statutes,
Executive Orders,
Regulations

<p><u>Factors:</u> Statutes, Executive Orders, and Regulations (24 CFR 58.5)</p>	A	Supporting Documentation (s/d)
Historic Preservation	X	s/d #2a - see attached Historic Preservation Clearance.
Floodplain Management	X	s/d #6 - see attached memo regarding FEMA Flood Insurance Program
Wetlands Protection	X	s/d #1a - project site not in wetland area
Coastal Zone	X	s/d#1b - project site not in coastal zone
Sole Source Aquifers and Safe Drinking Water	X	s/d #2b - project does not involve grading or activities that could affect sole source aquifers.
Endangered Species	X	s/d #1c -project site is an urbanized location.
Wild and Scenic Rivers	X	s/d #6 - project site is an urbanized location
Air Quality	X	project emissions would not exceed threshold s/d #1e -established by B.A.A.Q.M.D.
Farmland Protection	X	s/d #6 - project is in an urbanized location
<p>HUD ENVIRONMENTAL STANDARDS</p> <p>Noise Abatement and Control (24 CFR 51B)</p>	X	s/d #1d - The exterior noise levels at the site would not exceed 65 decibels (dB). See attached Worksheet C.
Explosive and Flammable Operations (24 CFR 51C)	X	s/d #3a - There are no explosive/flammable operations on or near the project site.
Toxic Chemicals/Radio active Materials (HUD Notice 79-33)	X	s/d #3a,4a - project site and su-rounding area do not lie in any site identified by EPA or the City/County of San Francisco, as a hazard or health risk.
<p>Airport Clear Zones and Accident Potential Zones (24 CFR 51D)</p>	X	s/d #6 - project doe not lie in an Airport Clear Zone or Accident Potential Zone.

* See instructions, following pages.

INSTRUCTIONS

For each statute, Executive Order, or regulation listed below (referred to collectively as the "statutes" for ease of reference), an initial determination must be made to ascertain if the project will result in a violation of the statute or require a special permit or license. Part "A" (below) applies when no violation will result and no permit or license is required; if applicable, check the appropriate space in column A on the front of this Worksheet. Part "B" applies when the project will result in a violation of the statute or require a special permit or license; it identifies what additional steps or procedures must be completed prior to submitting a Request for Release of Funds (RROF) to HUD or to the State. Evidence of completion of the required steps or procedures must be kept in the project ERR.

Recipients must determine whether "A" or "B" applies (they are mutually exclusive) for each statute. Use the front of this Worksheet to record your determination by checking column A where applicable, and note supporting documentation in the space provided.

Historic Properties (includes archeology): A) 1: The recipient and the SHPO agree that there are no National Register (NR) or eligible properties within the Area of Potential Effect (APE) that may be affected by the project. OR 2: Recipient and the SHPO agree that the project will have No Effect on NR or eligible properties within the APE. These determinations are made in consultation with the SHPO.

- Notes: 1. For housing rehabilitation projects under 58.35(a)(4)(i), do not use this Statutory Worksheet; prepare the Environmental Rehabilitation Review Sheet (ERRS).
2. For Rental Rehabilitation projects and for Housing Development Grants (HDGs), comply with Historic preservation requirements per 58.17.
3. For Urban Development Action Grants (UDAGs), comply with Historic preservation requirements per 36 CFR 801.
B) Initiate and complete procedures under 36 CFR 800.4 et seq.

Floodplain Management: A) The project is not within the 100 year (zones A or V) flood hazard identified by FEMA maps. If these maps have not been published, the same finding is necessary and is to be based on data from the City/County Engineer or local Flood Control Agency. If the project involves a critical action (e.g. a fire station, a hospital, elderly housing project, etc.), the 500 year (zone B) flood hazard applies.

- B) Initiate and complete the Water Resources Council 8-step procedure. (Projects may be approved if there is no practicable alternative outside the flood area.)

Wetlands Protection: A) The project is not within, nor will it affect a wetland. This finding is based on review of the City/County General Plan or other document, or by field observation.

- B) Initiate and complete the Water Resources Council 8-step procedure. (Projects may be approved if there is no practicable alternative outside the wetland area.)

Coastal Zone Management: A) The project is not within, nor will it affect the Coastal Zone (BCDC jurisdiction over the San Francisco Bay is within the CZ), or, if within the CZ, a determination of consistency has been made.

- B) Secure required permit from CZ Commission or other jurisdictional authority.

Sole Source Aquifers and Safe Drinking Water: A) The source of water for this community is 1) not an EPA-designated sole aquifer and the County Health dept. (or other jurisdictional authority) has determined that it meets state drinking standards; OR 2) an EPA-designated sole aquifer and EPA has determined that this project will not contaminate it.

- B) Consult, as appropriate, the County Health dept. or other jurisdictional authority, or the EPA for resolution assistance.

Endangered Species: A) The project will not affect any endangered species of plants or animals, nor any critical habitat. This finding is based on a check with the Fish and Wildlife Service, or of "At the Crossroads" (Calif. only, published by the Calif. Resources Agency), or with a biologist at a local college or high school.

- B) Initiate and complete consultation with the U.S. Fish and Wildlife Service (FWS).

Wild and Scenic Rivers: A) The project will not have a direct and adverse effect on a river which is a component of the National Wild and Scenic Rivers system or is under consideration for inclusion in the system. This finding is based on information from the City/County Planning Director.

- B) Consult the Department of Interior (DOI) Park Service for resolution assistance.

(Continued on p. 7)

Air Quality: A) 1: The project is within an attainment area. OR 2: The project is within a non-attainment area for which the EPA has approved the State Implementation Plan (SIP), and the certifying officer (or designated representative) finds that the project complies with the SIP.
B) Consider non-compliance issues in the project decision. If issues are transportation related, priority must be given to implementing those portions of the SIP to achieve and maintain national primary air quality standards.

Farmland Protection: A) 1: Project site does not include prime or unique farmland, or other farmland of statewide or local importance as identified by the Soil Conservation Service (SCS). OR 2: Project site includes prime farmland, but is located in an area committed to urban uses.
B) Request evaluation of land type from SCS using Form AD 1006, and consider rating in the project decision.

HUD ENVIRONMENTAL STANDARDS

Noise Abatement and Control: A) 1: The noise level is 65 LDN (or CNEL) or less; OR 2: The noise level is more than 65 and the project is not a land development involving noise sensitive uses. This finding is based on the HUD Noise Assessment Guidelines (NAG) or other acoustical data.
B) Consider noise in project decision, and address deviations from the standards in the Environmental Assessment.

Hazardous Operations Explosive or Flammable in Nature: A) The project is not in the vicinity of any hazardous operations involving explosive or flammable fuels or chemicals which exceed the following standards: Explosion, 0.5 psi overpressure; Fire to buildings, 10,000 BTU/ft²hr; Fire to people in unprotected area (i.e. outdoors), 450 BTU/ft²hr. This determination is based on field investigation and/or information from the Public Safety Officer, the Fire Chief, or the Planning Director.
B) Establish Acceptable Separation Distance (ASD) or other mitigation measures.

Toxic Chemicals and Radioactive Materials: A) The project is not exposed to toxic chemicals or radioactive materials. This determination is based on field investigation and information from the Public Safety Officer, the Fire Chief, or the Planning Director.

B) Gather all pertinent information re the materials -- type, amount, wind direction, relationship to waterways and drainage, distance from the project site etc. Then determine if serious health hazard exists. If yes, contact appropriate agency (see list of addressees/contact persons) for resolution assistance. Note: Block Grant funds should not be used on activities supporting new development for habitation when affected by toxic chemicals or radioactive materials.

Airport Clear Zones, and Accident Potential Zones (APZs): A) The project is not within a designated civilian airport Runway Clear Zone (RCZ), or within a military airfield Clear Zone (CZ) or APZ. This finding is based on information from the airport which identifies the boundaries of such zones.

B) 1: Within a RCZ or CZ -- secure written assurance from the certifying officer and the airport operator that the project site is acceptable and there are no airport plans to purchase the project site; or a signed statement by the land purchaser that he is aware that the property may be acquired by the airport at a later date. OR 2: Within an APZ -- secure written approval of the project site by the certifying officer. Note: Subject to B) 1 and 2 above, it is HUD policy not to provide any assistance, subsidy or insurance in RCZs or CZs; and to discourage the provision of assistance, subsidy or insurance in APZs.

FEDERAL REVIEW
SOURCE DOCUMENTATION

1. SECONDARY DATA SOURCES (PRINTED MATERIALS)

- (a) National Wetlands Inventory Maps - San Francisco Bay (1986). U.S. Fish and Wildlife Service. On file in the Office of Environmental Review, 450 McAllister Street, San Francisco, CA 94102.
- (b) Coastal Zone Permit Review Procedures: Amendments to Article 3, San Francisco City Planning Code; Zoning Map of the City/County of San Francisco, Section Maps CZ4, CZ5, CZ/3. On file at the Department of City Planning, 450 McAllister Street, San Francisco, CA 94102.
- (c) List of Designated Endangered or Rare Plants - Region 3. Map of endangered and threatened plant and animal locations. State Department of Fish and Game. On file in the Office of Environmental Review, 450 McAllister Street, San Francisco, CA 94102.
- (d) City and County of San Francisco, Master Plan, Environmental Protection Element (pg. 12-19). HUD Noise Assessment Guidelines (1983). See attached Worksheet C.
- (e) Threshold Levels for Project Submission and Review. Air Quality and Urban Development. Guidelines For Assessing Impacts of Projects and Plans. Bay Area Air Quality Management District. November 1985.

2. PERSONAL CONTACT

- (a) Jonathan Malone, Secretary to the Landmarks Preservation Advisory Board, City and County of San Francisco, on project by project basis. Date contacted: 4/11/88
- (b) Steve Leonard, Manager of Water Quality. San Francisco Water Department (Millbrae Division). Phone: 697-4424.
- (c) David Howekamp, Director - Air Management Division of the Environmental Protection Agency.

3. FIELD OBSERVATION

- (a) Andrea Mackenzie, Federal Environmental Review Coordinator. 5/12/88

4. REVIEWER'S EXPERIENCE

- (a) Andrea Mackenzie, Federal Environmental Review Coordinator.

5. SPECIAL STUDY

6. FACTOR NOT APPLICABLE TO PROJECT OR PROJECT SITE

ENVIRONMENTAL ASSESSMENT CHECKLIST

(Page 1 of 5)

Impact Categories	No Impact Anticipated	Potentially Beneficial	Potentially Adverse Requires Documentation Only	Potentially Adverse Needs Mitigation	Requires Project Modification	Source documentation (Additional Materials may be attached)
Conformance With Comprehensive Plans and Zoning	X					City & County of San Francisco Master Plan
Compatibility and Urban Impact	X					Field Observation 5/12/88
Slope	X					Field Observation 5/12/88. Project site is level.
Erosion	X					City & County of San Francisco Master Plan - Community Safety Element Site not prone to erosion/instability.
Soil Suitability	X					Same as above
Hazards and Nuisances, Including Site Safety	X					Field Observation 5/12/88. There are no hazards to site safety in the area.
Energy Consumption	X					Project would increase energy consumption, but not in excess of amounts provided for in this area.

Note: For instructions, consult HUD-CPD-782, Environmental Review Guide for Community Development Block Grant Programs

ENVIRONMENTAL ASSESSMENT CHECKLIST

(Page 2 of 5)

Impact Categories	No Impact Anticipated	Potentially Beneficial	Potentially Adverse	Requires Documentation Only	Potentially Adverse	Needs Mitigation	Requires Project Modification	7
Air Quality								
Effects of Ambient Air Quality on Project and Contribution to Community Pollution Levels	X							See s/d #1e. Emissions would be less than thresholds established by the Bay Area Air Quality Management District.
Environmental Design								
Visual Quality—Coherence, Diversity, Compatible Use, and Scale	X							Field Observation 5/12/88. No change to building envelope or facade.
Socioeconomic								
Demographic/Character Changes	X							Field Observation 5/12/88; New project would not constitute change in land use from previous uses.
Displacement	X							Building is presently vacant. No displacement would occur.
Employment and Income Patterns	X							s/d #6
Community Facilities and Services								
Educational Facilities	X							s/d #6
Commercial Facilities	X							s/d #6
Health Care		X						s/d #6
Social Services		X						s/d #6

Source documentation

(Additional Materials may be attached)

ENVIRONMENTAL ASSESSMENT CHECKLIST

(Page 3 of 5)

Impact Categories	No Impact Anticipated	Primarily Beneficial	Primarily Adverse	Requires Documentation Only	Primarily Adverse	Needs Mitigation	Requires Project Modification	7
<p align="right"><u>Source documentation</u> (Additional Materials may be attached)</p>								
Community Facilities and Services (Continued)								
Solid Waste	X							s/d #3a,4a . Project would increase demand for public services and utilities but not in excess of amount expected in area.
Waste Water	X							Same as above
Storm Water	X							Same as above
Water Supply	X							Same as above
Public Safety: Police	X							Same as above
Fire	X							Same as above
Emergency Medical	X							s/d #6
Open Space and Recreation	X							s/d #6
Recreation	X							s/d #6
Cultural Facilities	X							s/d #6
Transportation	X							See attached Worksheet C for ADT count. Project is near public transportation.

ENVIRONMENTAL ASSESSMENT CHECKLIST

(Page 4 of 5)

Impact Categories	No Impact Anticipated	Potentially Beneficial	Potentially Adverse Requires Documentation Only	Potentially Adverse Needs Mitigation	Requires Project Modification	7
Natural Features						
Water Resources	X					s/d #6
Surface Water	X					s/d #6
Unique Natural Features and Agricultural Lands	X					s/d #6
Vegetation and Wildlife	X					s/d #6

Source documentation:

(Additional Materials may be attached)

ENVIRONMENTAL ASSESSMENT CHECKLIST

(Page 5 of 5)

ALTERNATIVES

1. No funding of this project at this location -- Describe how and why this alternative would not avoid the impacts identified in this assessment:

Not Applicable. No impacts identified.

2. No project at any location -- Describe how this "No project" alternative may not be appropriate due to the need of this project:

The project would add to the City's existing housing stock for low and moderate income housing. Expenditure of Housing Site Acquisition funds would be used to purchase the first deed of trust.

3. Other sites, modification of project design, alternate uses etc. -- Discuss merits and disadvantages of each:

Renovation of the fire-damaged building would be consistent with the Secretary of the Interior's Standards.

LIST OF SOURCE DOCUMENTATION or REFERENCES

1. (See Source Documentation List)

2. _____
3. _____
4. _____
5. _____
6. _____
7. _____



City and County of San Francisco
Department of City Planning

450 McAllister Street
San Francisco, CA 94102

ADMINISTRATION
(415) 558-5111 / 558-4656
CITY PLANNING COMMISSION
(415) 558-4656
PLANS AND PROGRAMS
(415) 558-4541
IMPLEMENTATION / ZONING
(415) 558-3055

NOTICE OF
HISTORIC PRESERVATION CLEARANCE

DATE: April 12, 1988

Joe LaTorre
Mayor's Office of Housing & Neighborhoods
100 Larkin Street
S.F., CA 94102

Dear Joe:

Pursuant to Section 106 of the Historic Preservation Act of 1966, as amended and implemented through 36 CFR 800, the following project has received Historic Preservation Clearance:

PROGRAM: HOUSING SITE ACQUISITION YEAR: 1988

PROJECT NAME: 398 Haight Street

PROJECT ADDRESS: 398 Haight Street

ASSESSOR'S BLOCK(S)/LOT(S): 850 / 3E

ELIGIBLE FOR NATIONAL REGISTER (YES OR NO): NO

MEETS SECRETARY OF INTERIOR'S STANDARDS (YES, NO OR N/A): N/A

COMMENTS: This project will require preparation of a Format III Environmental Assessment. This notice is a Historic Preservation Clearance only.

If you have any questions, please feel free to call Andrea L. Mackenzie at (415) 558-5261.

Sincerely,

Andrea Mackenzie

for BARBARA W. SAHM
Environmental Review Officer

BWS:ALM:eh

cc: Chris Haw



City and County of San Francisco
Department of City Planning

450 McAllister Street
San Francisco, CA 94102

ADMINISTRATION
(415) 558 5111 558 4656
CITY PLANNING COMMISSION
(415) 558-4656
PLANS AND PROGRAMS
(415) 558 4641
IMPLEMENTATION / ZONING
(415) 558 5055

July 24, 1985

To Whom It May Concern:

Re: National Flood Insurance Program

The Federal Emergency Management Agency is responsible for administering the National Flood Insurance Program.

That agency informs us that they have not identified any flood hazard areas in the City and County of San Francisco and that the City is not participating in the National Flood Insurance Program.

For further information contact the Federal Emergency Management Agency at (415) 556-9840.

Yours truly,

Paul L. Rosetter
Information Officer

PR:vr
67593

Noise Assessment Guidelines

WORKSHEET C - Roadway Noise - Page 1

List all major roads within 1000 ft of the site:

1. WEBSTER STREET
2. BUCHANAN STREET
3. PAGE STREET
4. LAUSSAT STREET

Necessary Information

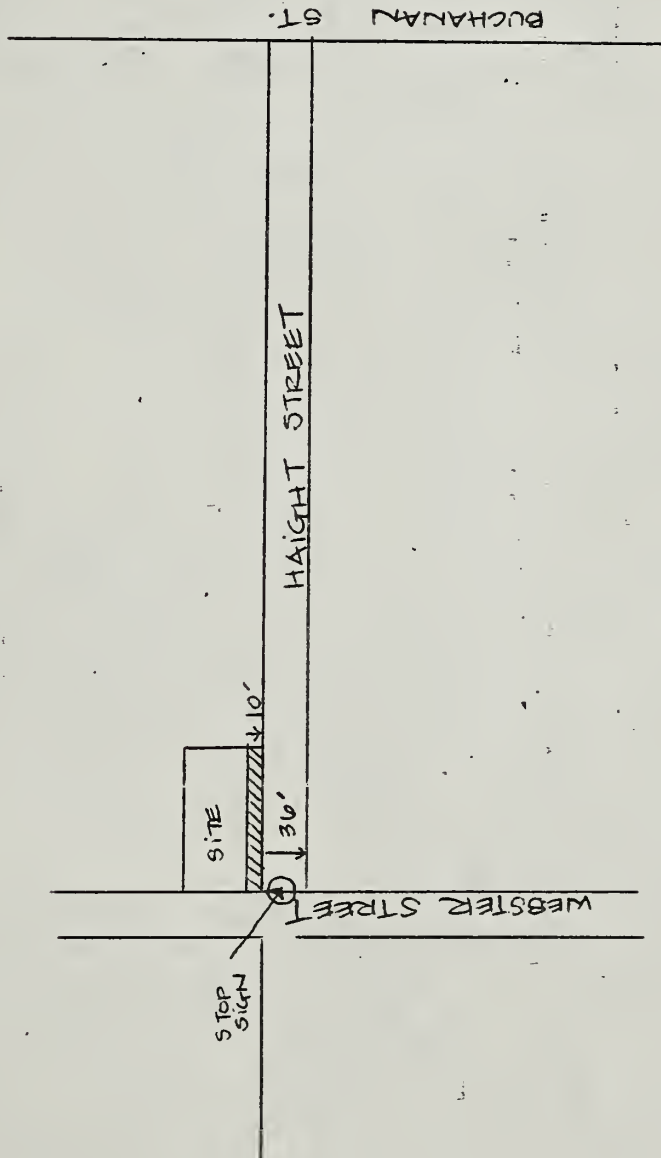
Road #1

1. Distance in feet from the NAL to the edge of the road
 - a. nearest lane 10'
 - b. farthest lane 30'
 - c. average (effective distance) 23'
2. Distance to stop sign 10'
3. Road gradient in percent
4. Average speed in mph
 - a. automobiles 27
 - b. heavy trucks - uphill
 - c. heavy trucks - downhill
5. 24 hour average number of automobiles and medium trucks in both directions (ADT)
 - a. automobiles
 - b. medium trucks
 - c. effective ADT ($a + (10 \times b)$) 4,052
6. 24 hour average number of heavy trucks
 - a. uphill
 - b. downhill
 - c. total
7. Fraction of nighttime traffic (10:00 p.m. to 7:00 a.m.) .12
8. Traffic projected for what year?

ADJUSTMENTS FOR AUTOMOBILE TRAFFIC

9	10	11	12	13	14	15	16
Stop and-go Table 3	Average Speed Table 4	Night-time Table 5	Auto ADT (line 5c)	Adjusted Auto ADT	DNL (Workchart) 1	Barrier Attenuation	Partial DNL
Road #1 $\frac{.10}{(10FT.)}$	$\times \frac{.25}{(27MPH)}$	$\times \frac{.90}{(12\%)}$	$\times \frac{4.052}{}$	$= \frac{91}{}$	$\frac{N/A}{}$	$=$	$=$

* NO NOISE ATTENUATION REQUIRED. PROJECT SITE NOISE LEVEL WOULD BE UNDER 65 dB.



Date May 12, 1988

Signature Andrew Markberg

